



## CITY OF RIDGECREST

100 West California Avenue  
Ridgecrest, California 93555-4054

### MEETING OF THE CITY OF RIDGECREST INFRASTRUCTURE COMMITTEE 1<sup>ST</sup> FLOOR CITY COUNCIL CONFERENCE ROOM AREA B Wednesday September 12, 2012 at 5:00 pm

Committee Members: Chairman Jerry Taylor, Council Member Steven Morgan  
Planning Commissioner Craig Porter  
Planning Commissioner James Sanders  
Recording Secretary: Karen Harker  
Staff: Dennis Speer, Loren Culp

#### **Minutes**

1. CALL TO ORDER: Meeting was called to order at 5:05
2. APPROVAL OF AGENDA: Chairman Taylor asked for a motion to approve the agenda. Dennis Speer as that there was a reprioritization of the Agenda item. Chairman Taylor agreed in no particular order. Planning Commissioner James Sanders made the motion, seconded by Councilman Morgan. The Agenda was then approved as submitted.
3. APPROVAL OF MINUTES: Chairman Taylor asked for a motion to approve the minutes from July 11, 2012. Councilman Morgan made the motion, seconded by Planning Commission Sanders. The Minutes were then approved as submitted. Chairman Taylor asked for a motion to approve the minutes from August 8, 2012. Councilman Morgan made the motion, seconded by Planning Commissioner Sanders. The Minutes were then approved as submitted.
4. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA  
D Matthews – Mr. Morgan asked about extending the left turn pocket at St. Ann's.  
D. Speers – warrants doesn't allow for a double solid line  
D. Matthews – as it hits the turn it becomes a double solid line.  
D. Speers – you are allow to make a turn on a double solid line  
S. Morgan – we will get the information out in the newspaper
5. DISCUSSION ITEMS:
  - A. Master Drainage plan within total build out of the City -update/discussion  
Loren Culp distributed the executive summary of the City of Ridgecrest Master Drainage Plan along with Maps to indicate the areas that were recommended for flood improvements. Mr. Culp discussed the executive summary in detail. Mr. Culp encouraged the committee to read the information and take a look at the maps for general information and if they had questions could be brought back at a future committee meeting. Discussion of executive summary and maps took place among the committee.  
  
J. Taylor – The map 1a show that we are in a water flow and shows the Bowman Channel which would be the defensive pattern. Did this plan get reviewed by the base?

S. Morgan – the navy has never wanted the water to go to the natural flow which is to the base.

D. Speer – we have to approach on a Valley wide basis

J. Taylor – would like to have a conversation with the Navy about the water issue and the Bowman Channel.

L Culp – Navy responded positively with the Bowman Channel when dealing with the Wal-Mart issue

G. Parsons – 1) we don't have the RDA money anymore 2) this could be an Army Corp of Engineering due to the fact that the water flows through our streets on BLM and Navy land.

J Taylor – open conversations with Navy

S Morgan – doesn't deal with cost; only with water.

#### PUBLIC COMMENT

Fox – good timing for coordinating with the base.

H Auld – already lots of infrastructure and a real challenge for building out.

G Allred – does this have anything with the county?

S. Morgan – is show the flow of water but not the amount of water

D Matthew – flood plan map was from the Army Corp of Engineers and need to get in touch with them and see what they have to say.

#### B. Digital 395 Update

Loren Culp stated that the right a way agreement has been signed and the Plans are currently in plan check with Willdan Engineering. The back bone is from College Heights to Inyokern Road. Issue an encroachment permit by next week.

J. Taylor – boring is how far and long

L Culp – can be up to 330 to 600 feet for a distributions system. We have not received plans for the distributions system. Each backbone will be issued an encroachment permit along with a fee.

J Taylor – this is not like the water district. NO cutting of the street. Just a small patch about 3x6.

#### PUBLIC COMMENT

D. Matthew – from the south up to the college into the city.

L. Culp – it is my understanding that they are coming up 395 and over the mountains.

J Taylor – 395 to Red Mountain to the North and then over the mountain to college Heights.

#### C. Wal-Mart Infrastructure Development Requirements for the City

Gary Parsons made an update agreements we are in final discussions details when and how we minimize our expenses. We expect to bring back to the Council Development Agreement for City Council to look at minor adjustments.

J. Taylor – what is minor

G. Parsons – Drop some streets but not adding anything, would need to look at the bids to see if we can add the streets back in.

S. Morgan – other sources of funding for the streets that our.

J. Taylor – how much development impact fees do we have?

G. Parsons – we are under the development agreement can borrow the money from Wal-Mart and have the collapse of the TAB funds. We would have up to three years to fund from Wal-Mart. We could have 1 million dollar short fall. We can be prepared to provide for any backup that City Council would need to see.

PUBLIC COMMENT

D. Matthews – Wal-Mart was suppose to do all these projects

G. Parsons – This is all off-site improvements and we have asked Wal-Mart to do more than what others would do.

D. Pavement Management System - Map with color of 3 years

Karen Harker presented the Committee with a map that indicates the three year plan of streets to be worked on color coded. Green indicates year one, Red year two and Green year three. The map is a large D size map that would help the general public see which streets would be worked on during the three year plan.

J Taylor – I would like to see the map on the website.

S Morgan – Please make sure that it states that this is a Draft

E. Proposed Rate Policy for Utility Cuts in the Streets

Dennis Speer gave a handout that gave an overview and approaches to the trenches. The Ordinance establishes fees with the amount set by resolution and establishes a fund. A Resolution establishes a fee based on selected approach. D. Speer discussed examples of existing ordinances and approaches that are in existing Cities today. The Exemptions could be for franchises and the exceptions could be for homeowners so that someone with tree roots could fix their pipes. Staff will look at these approaches and return to the Committee with a recommendation and then take a resolution to the City Council.

J Taylor – PCI where is the road need to be reconstructed

D Speer – I feel that the road would be at 40 PCI

PUBLIC COMMENT

D. Zebda – Emergency repair is not your ordinance

D. Speer - A true emergency vs a project of several laterals

D. Zebeda – we are finding that the emergency repair turns into a project

Discussion happened about the rate payer and the tax payer and how the streets get paid. How does it deteriorate on the street when you make a small 4x6 cut.

J. Sanders – the utility company pays to patch.

D. Speer – the fund will pay for paving the street

D. Clark – is the water district going to be at the table to discuss

S. Morgan – You have a vehicle to get the information once you have come to an approach and fee structure.

F. Status on Project Dollars still on the books – Safe Routes to School, Bike Path

Loren Culp gave a brief overview of the Safe Routes to School Projects and Bike Path Projects that are currently on the books. The new SR2S call for projects doesn't start until March of 2013. Loren Culp discussed the projects and talks about the ADA compliant approaches and walks. We provided a route. We are letting the funds drive the projects.

G. Substandard Street Fund – Balance Update & Any Planned Projects

Loren Culp stated that there is 500K in that fund. The City is looking at Ridgecrest Height's area to do overlay to our substandard streets and the PMS.

G Allred – that once a 50% of the street has been done or infill the City would finish the curb and paving the road.

H Auld – my recollection is that this was correct and that it would be an assessment district.

H. Street Improvements vs. ADA Standards

Loren Culp discussed the requirements for street improvements of curb, gutter, sidewalk and driveway approaches. The City had approved the Street Improvement plans and the Tract Map. The issue is that now the drive approaches do not meet ADA standards. I can only capture the snapshot as it is right now.

M. Moyer – I paid the City a substantial fee for an approved tract map and I don't feel that I should have to go back and pay for taking out each drive approach and redoing them.

J. Taylor – what was the ADA standards from along time ago.

L. Culp – Caltrans allows it to feather into an 8.33 grade

S. Morgan – if we approve a waiver what is the cities liability

L. Culp – we will have to replace the sidewalk at sometime.

J. Taylor – can we recommend that we take this to the full City Council.

D. Speer – let make a one time waiver staff report to take before City Council on the Tract Map so that it will be done just once.

The Committee Member all agreed to staff recommendations.

I. Update on Estate Agreement with Navy Real

Dennis Speer – we have made process. Gary Parsons has been able to speak with our bond counsel. The Counsel is looking at the agreement and will be getting back to us.

Mr. Fox there is a irrevocable easement clause that states that if the facility becomes a hazard that the navy would have to take over or remove the facility. This would be an extreme case.

J. Informational Items from the City Engineer

Drummond Rd completed – Great job

College Heights – Paving Tomorrow – complaints with the pilot car

Downs street – concrete work done – paving at the end of the month

R/C Blvd – notices to owners – utilities and acquisitions – we should have money 13/14

D. Matthews – ADA cannot make left turns but not right turns.

6. DIRECTOR'S COMMENTS

7. COMMITTEE'S COMMENTS

8. FUTURE AGENDA ITEMS

Plans on the Richmond Rd. Bike Path Extension

Substandard Streets Map

Update on Estate Agreement with Navy Real

Future – Plans of Ridgecrest Blvd.

9. ADJOURNMENT: Meeting was adjourned at 7:25.